

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: James Roupas
DOCKET NO.: 04-21162.001-C-1 thru 04-21162.003-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board (PTAB) are James Roupas, the appellant, by attorney William I. Sandrick of the Sandrick Law Firm, LLC of Chicago and the Cook County Board of Review (Board).

The subject property consists of a 10-year-old, one-story, masonry, multi-tenant, 5,932 square foot class 5-17 commercial building situated on 14,778 square feet of land located in Worth Township Cook County.

The appellant's counsel submitted evidence claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant offered eight suggested comparable commercial properties. These properties consist of one or one and two-story class 5-17 properties of masonry construction and range in age from three to 55 years. The appellant submitted Assessor's printouts and 4905 buff cards for the comparables. The comparables range in size from 3,750 to 10,101 square feet. The comparables have total assessments ranging from \$47,702 to \$149,614 or from \$9.90 to \$22.79 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" that disclosed the subject's total assessment of \$158,762 which reflects a market value of \$417,795 per square foot as factored by the Cook County Ordinance level of 38%. The board submitted evidence in support of its assessed valuation of the subject property. As evidence the board offered six sales of commercial properties ranging in size from 4,100 to 8,000 square feet that occurred between March 2001 and April 2005 for prices ranging

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the COOK County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO.	PROPERTY NO.	LAND	IMPR.	TOTAL
04-21162.001-C-1	24-02-428-039	\$14,333	\$12,265	\$26,598
04-21162.002-C-1	24-02-428-040	\$33,540	\$27,598	\$61,138
04-21162.003-C-1	24-02-428-049	\$25,800	\$21,464	\$47,264

Subject only to the State multiplier as applicable.

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from \$445,000 to \$1,375,000 or from \$93.33 to \$171.88 per square foot of land and building. No analysis and adjustment of the sales data was provided by the board. Two of the sales are beyond the assessment date and the appellant's appeal was based on assessment equity.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

After reviewing the record and considering the evidence, the PTAB finds that it has jurisdiction over the parties and the subject matter of this appeal. The Illinois Supreme Court has held that taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the PTAB finds the appellant has overcome this burden.

The PTAB finds the appellant's comparables are similar to the subject, especially comparable five, but with many differences in building and lot size and age, location and taxing jurisdiction to be taken into consideration. These properties have total assessments ranging from \$9.90 to \$22.79 per square foot of building area. The subject's per square foot assessment of \$26.76 is above this range of properties. After considering the differences and similarities in the suggested comparables when compared to the subject property, the PTAB finds the evidence submitted is sufficient to cause a change in the subject's assessment.

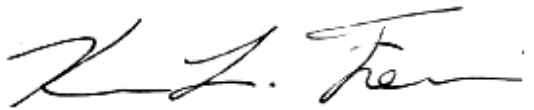
The PTAB gives less weight to the board's sales evidence because it lacks analysis and a supported conclusion of value and the appeal was based on inequity.

As a result of this analysis, the PTAB finds that the appellant has adequately demonstrated that the subject property was inequitably assessed and that a reduction in the subject's assessment is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.




Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: August 14, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.